

RESOLUTION 82-15

A Resolution Adopting a Written Fiscal Plan  
And Establishing a Policy for the Provision of  
Services to an Annexed Area

WHEREAS, The City of Bloomington desires to annex the area known as the Edgemont Park area, more specifically described in Ordinance 82-57; and

WHEREAS, responsible planning and state law requires adoption of a written fiscal plan and a definite policy for the provision of services to annexed areas; and

WHEREAS, such a plan has been developed and presented to the Common Council, entitled "Fiscal Plan, Annexation of Edgemont Park Area";


NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

1. The Common Council of the City of Bloomington, Monroe County, Indiana, hereby approves and adopts the Fiscal Plan, Annexation of Edgemont Park Area, which Plan is attached hereto and made a part hereof, and hereby approves and adopts the specific policies for implementation of the Plan as set out therein;

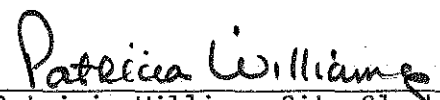
2. Any monies necessary for the provision of services as described and itemized in the attached Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the City's budget procedure;

3. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Director of Personnel of the City of Bloomington is hereby directed to assist such employees in obtaining new employment, but nothing herein shall require the City to hire any such employees.

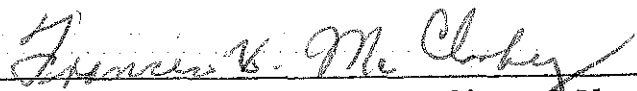
Passed and Adopted this 15 day of September, 1982, by the Common Council of the City of Bloomington, Monroe County, Indiana.

  
Patrick J. Murphy, President  
Bloomington Common Council

ATTEST:

  
Patricia William, City Clerk

Approved this 16 day of September, 1982, by the Mayor.

  
Francis X. McCloskey, Mayor, City of Bloomington

## SYNOPSIS

Indiana Law requires that the Council approve and adopt a fiscal plan for the annexed territory in conjunction with passage of the Annexation Ordinance. This resolution approves the Edgemont Park fiscal plan.

## FISCAL PLAN

### ANNEXATION OF EDMONT PARK AREA

#### INTRODUCTION

The following Fiscal Plan, developed through the cooperative efforts of the City of Bloomington's Controller's Office, Planning Department, Engineering Department, Fire Department, Police Department, Street Department, Sanitation Department, Department of Public Works, Redevelopment Department, Utilities Department, Animal Shelter, Parks and Recreation Department, Human Resources Department, and Personnel Department, represents the City's policy and procedure for the annexation of the Edgemont Park Area. The cost estimates of the planned services to be furnished, method(s) of financing, and plan for the organization and extension of services to the Edgemont Park Area, are fully discussed. In addition, information is provided in order to compare the services proposed for the Edgemont Park Area with other areas within the City's corporate boundaries with similar topography, patterns of land use, and population density.

#### 1. LOCATION

Edgemont Park is an island of unincorporated area completely surrounded by annexed portions of the City of Bloomington. A map of the area is attached and incorporated herein as Exhibit A. Generally, the Edgemont Park area is located east of Henderson, north of Hillside, west of Woodlawn and south of Bryan park. Edgemont Park is located within Perry Township.

#### 2. TOPOGRAPHY

The topography of the Edgemont Park Area, which consists of 24.1 acres, has slopes ranging from 2.5% to 5%, over moderately rolling terrain, with many mature trees.

#### 3. PATTERNS OF LAND USE

The eighty five structures in the Edgemont Park Area are predominantly residential. Sixty-one of these structures are single family dwellings. The remaining twenty-four structures are either apartments, duplexes, fourplexes, or mixed residential/commercial structures (there are five mixed residential/commercial structures in the area).

The Edgemont Park Area is zoned Residential Single Family (RS), pursuant to Title 20 of the Bloomington Municipal Code. Title 20 of the Bloomington Municipal Code is incorporated herein, and a copy is attached as Exhibit B. Section 20.05.02.02 of the Bloomington Municipal Code provides that the purpose of RS zoning is to provide "an area for individual homes".

The commercial use, apartments, duplexes, and fourplexes exist as legal nonconforming uses, pursuant to Section 20.06.01.00 of the Bloomington Municipal Code.

#### 4. POPULATION DENSITY

The 1980 block data from the 1980 U.S. census indicates there are approximately 198 people living in Edgemont Park's 24.1 acres, with a resulting population density of 8.2 people per acre in the Edgemont annexation area. A copy of relevant census data is incorporated herein, and attached as Exhibit C.

#### 5. COMPARATIVE NEIGHBORHOODS

Three areas within the City's corporate boundaries were selected, in order to compare the proposed provision of capital and noncapital services to the Edgemont Park Area with those services already provided within the City limits. The purpose of this comparison is to insure that noncapital services, such as police and fire protection and street and road maintenance will be provided to Edgemont Park in a manner equivalent in standard and scope to those noncapital services provided in the comparative neighborhoods, within one year after the effective date of the annexation. In addition, the purpose of the comparison is to insure that capital services, such as street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities are provided to Edgemont Park in the same manner as those services are provided in the comparative neighborhoods, within three years after the effective date of the annexation.

The comparative neighborhoods, referred to in the Plan as "Area A," "Area B," and "Area C," are located as follows:

"Area A" is bound by Wylie on the north, Henderson on the east, Davis on the south, and Lincoln on the west.

"Area B" is bound by Davis on the north, Henderson on the east, Hillside on the south, and Lincoln on the west.

"Area C" is bound by 9th extended on the north, Union on the east, Third on the south, and Jefferson and Roosevelt on the west.

Maps indicating the location of these areas are attached as Exhibits D, E, and F, and incorporated herein.

These three areas were selected for comparative purposes because they have similar topography, patterns of land use, and population density to Edgemont Park. The topography of Edgemont Park, as stated previously, runs between 2.5 and 5% over moderately rolling terrain with mature trees. Similarly, the topography of Area A is 2 to 5% slopes over moderately rolling terrain with mature trees; the topography

of Area B is 2 to 5% slopes over moderately rolling terrain with mature trees; and the topography of Area C is 2.3 to 4% slopes over moderately rolling terrain with mature trees.

In addition, as stated previously, the pattern of land use in Edgemont Park is predominantly single family residential. Similarly, the pattern of land use of Area A is predominately single family with two apartment buildings; the pattern of land use of Area B is predominately single family with a church, a day care center, and one commercial structure; and the pattern of land use of Area C is predominately single family with one commercial structure.

Finally, as was previously discussed, there are approximately 198 people living in Edgemont Park's 24.1 acres, with a resulting population density of 8.2 persons per acre. Similarly, the population density of Area A is 7.8 per acre; the population density of Area B is 7.1 per acre; and the population density of Area C is approximately 8.0 per acre, based on 1980 census block data. Relevant census data has been previously incorporated as Exhibit C.

#### 6. GENERAL RELATIONSHIP TO CITY SERVICES

Edgemont Park is an island surrounded by the City's corporate boundaries with a full range of municipal services. For example, abutting thoroughfares, Henderson Street (Secondary Arterial), Hillside Avenue (Secondary Arterial) and Woodlawn Avenue (Secondary Collector), all already within the City and maintained by the City, surround the Edgemont Park area. The Master Thoroughfare Plan is incorporated herein, and attached as Exhibit G. It states that the purpose of a Secondary Arterial is to provide for intra-city mobility and linkage to principal arterials, with land access a higher priority than principal arterials, and mobility the highest priority. The Master Thoroughfare Plan provides that the purpose of a Secondary Collector is to gather traffic from within neighborhoods for distribution to the arterial system, with land access a slightly higher priority than mobility.

Similarly, city parks are already easily accessible to the Area. In addition, the Area is already receiving police and fire protection on a second call basis. The Area already has access to the City's functions of planning and engineering services, building inspection and social service programs. The City currently provides water to all but two of the residential structures, and sewer service to 22% of the structures in the proposed annexation Area. A map indicating the location of the structure not served by city water and the location of structures

presently served by city sewer is attached as Exhibit H and incorporated herein.

For the above-stated reasons, and the reasons elaborated below, annexation of this Area is a logical extension of the City's corporate boundaries.

#### 7. COST OF SERVICES METHODOLOGY

The capital services within the Edgemont Park area were evaluated to determine what, if any, new facilities are needed to provide services to the area in the same manner as those services are provided to other areas within the City's corporate boundaries with similar topography, patterns of land use, and population density. Each capital service was assessed and, where required, specific improvements have been programmed. The findings and proposed improvements for each capital service are detailed in the following report. Non-capital Services, which are delivered to the area without installation of capital facilities in the area, were assessed in consultation with the administrator in charge of the service. Some services are already available to the annexation Area; such findings are detailed below. Other services will have to be initiated for the annexation area. The requirements and cost of these new services were determined by the administrator in charge of each service based upon factors explained below. In each case, it is shown in this report that service is being or will be provided to the area to be annexed in a manner equivalent in standard and scope to the services being provided to comparison Areas A, B, and C.

#### 8. PROVISION OF SERVICES

##### A. Sewer Services

City sewer service is presently serving 22% of the structures in Edgemont Park. The map indicating the location of these structures is attached as Exhibit H.

The properties not currently served by sanitary sewer are served by septic tanks. The Monroe County Health Department has indicated that due to inadequate lot size and age of the systems, sewer service should be provided to the Area. A copy of the Health Department's correspondence is attached and incorporated herein as Exhibit I.

The Engineering Plan for serving Edgemont Park with sewers is attached and incorporated herein as Exhibit J. The available and proposed facilities are also indicated on Exhibit J. Main sewer lines will be installed in the public street rights-of-way in conformance with applicable standards, incorporated herein, and attached as Exhibit K. Lines will be 8" polyvinylchloride or vitrified clay.

Following installation, trenches in the street will be filled and pavement patched. The project has been fully engineered and advertised for bids. Bids have been received and opened. Construction of the sewer mains will be completed by the end of 1983.

All properties not presently connected to public sewers will be required to make connection after new lines are installed. This connection will be made by a 4" lateral line from the individual residence to the 8" sewer main in the public right-of-way, with resulting cuts in the roadway pavements filled and patched.

The lateral will consist of a 4" vitrified clay (VCP) or polyvinylchloride (PVC) pipe, at owner's option, installed in accordance with the Uniform Plumbing Code, incorporated herein, and attached as Exhibit L. The last phase of the project will be resurfacing of all streets involved in the sewer installation, within three years of annexation, with 1½ inches of asphalt, to cover the various patches resulting from installation of main lines and laterals. The cost of this resurfacing, based upon anticipated 10% inflation over three years in the present asphalt cost of \$29.00 per ton to a cost of \$38 per ton, for 4520 lineal feet of pavement, 24 feet in width, will be \$38,000.

The City's responsibility in the provision of sanitary sewer service is the installation of mains in the public rights-of-way, to which individual owners of property abutting the right-of-way can connect. The connection of a lateral from the main line to the structure to be served is the responsibility of the owner, who must contract privately and pay for the installation. Lateral installation, while an owner's responsibility, is included as an element of the cost of service because it is necessary for the service to be effective.

The cost of installation of the sanitary sewer mains is divided between the City and the owner of property to be served. The basis of this division is a concept of benefit to the property receiving the new service. In the case of the proposed Edgemont Sanitary Sewer Projects, and in the cases of the installations in comparable Areas A, B, and C, owners of properties served have been charged for a share of the cost of the main lines pursuant to applicable statutes, ordinances, rules and regulations in effect at the time of the installation.

The City of Bloomington's Rules for Wastewater Utility provide that the cost of providing sanitary sewer mains to an area is to be borne by the developer or individual property owners of the Area, regardless of whether the area is a new subdivision, multi-family development, or existing residential area. A copy of

the Rules for the City of Bloomington Wastewater Utility are attached as Exhibit M, and incorporated herein. The method for computing the cost of sewer service to each individual homeowner is specifically discussed in Rule 7 of said Rules.

Policy on sanitary sewer rebates affecting the application of Rule 7 was revised by the Utility Service Board at its meeting of May 18, 1981. An excerpt of the minutes of that meeting, setting forth the revised policy, is attached as Exhibit N, and incorporated herein.

Applying this formula, the cost for each structure for the installation of sewer will include frontage-based costs assessed to the owner, and the installation of the private lateral sewer line. The cost for installation of laterals will vary between \$600 and \$900 depending upon specific factors for each property, for a total estimated lateral cost of \$50,250.00, using an average lateral cost of \$750. The average frontage-based costs per homeowner will be approximately \$605, for a total of \$36,300.

The City Redevelopment Department, as a part of the 1982 Community Development Block Grant program, has included \$90,000 under the Utility Service Assessment Program to provide grants and low-interest loans to low- and moderate-income residents of the Edgemont Park area who qualify under program rules. Copies of the Utility Service Assessment Program Rules, and Resolution 82-9 adopting the distribution of community development funds are attached as Exhibits O and P, and incorporated herein. These funds, which are provided by the federal government, will be used to assist in the payment for the assessments for installation of sanitary sewer mains and/or laterals.

The Utility Department has budgeted the initial cost of installing sewers in the Edgemont area in their 1982 budget, under the improvement fund for sewer line replacement and elimination of restrictions. A copy of the pertinent section of the Utility Department's 1982 Budget is attached as Exhibit Q, and incorporated herein. The Utility Department will absorb the initial construction costs of installing the sewers from this fund. Residents not qualifying for the Utility Assessment Program will have to pay the full cost of their assessment for the main line to the Utility. Payment plans and rebates available to these new sewer customers are also discussed in Rule 7 of the Rules of Wastewater Utility, attached as Exhibit M, and in the Utilities Service Board's Minutes, attached as Exhibit N.

Main sewer service was provided as described below to comparable Areas A, B, and C, in compliance with all applicable state and local rules and regulations in effect at the time of installation. In each instance, a portion of the cost of the new



main sewer line installation was assessed to the property owners receiving service in a manner prescribed by law in effect at the time.

Main sewer service was provided to comparison Area A and B in 1927 and 1928 through the Davis Street District sewer project, the Wiley Street sewer project, the South Lincoln Street sewer project #1 and 2, and the South Woodlawn Avenue sewer project. Copies of the plans showing the location of the above referenced lines are attached and incorporated herein as Exhibit R. Sewers have always been financed in compliance with applicable rules, regulations, ordinances or statutes. In addition, the property owner has been required to pay for the lateral running to his/her home and part of the cost of the main. The cost of these sewer lines was borne by both the property owner abutting the improvement and the City of Bloomington. The amount assessed to the individual property owner was "equivalent to the cost of a local sewer." A copy of the Davis Street Storm Sewer file C-27 (a) Main Sewer Improvement Resolution (b) Street Improvement Resolution is attached, and incorporated herein as Exhibit S. Where it was determined that the City was benefited by the installation of the sewer line, the excess of cost over and above what would be equivalent to the cost of a local sewer was assessed against the City. This procedure was adopted in compliance with the method and manner provided for in an Act of the General Assembly of the State of Indiana entitled "An Act Concerning Municipal Corporations", approved March 6, 1905.

Main sewer service was provided to comparison Area C in 1956 as a part of the City of Bloomington, Indiana Sewage Works Improvements - Division "B" Lateral Sewers. The Division "B" project encompassed sanitary laterals throughout the city which were tied to the city sanitary trunk lines. Plans indicating the location of sewer mains in Area C is attached, and incorporated herein as Exhibit T.

The funds to pay the cost of the proposed project were obtained through revenue bonds authorized by Chapter 61 of the Acts of the Indiana General Assembly for the year 1932 and Chapter 179 of the Acts of the General Assembly, State of Indiana, 1949 which authorizes the Board of Public Works and Safety to make appropriate charges for connection on the basis of the prorated cost of construction of said sewers. The hook-on charge was fixed at \$242 pursuant to Resolution No. 6, 1955, a copy of which is incorporated herein, and attached as Exhibit U.

## SUMMARY OF SANITARY SEWER SERVICES

### COST ESTIMATE FOR PROVISION OF SERVICE:

Installation of sewer mains:	\$84,000
Installation of sewer laterals:	50,250
Final Street resurfacing:	<u>38,000</u>
Total:	\$172,250

### METHOD OF FINANCING:

Cost assessed to building owners: \$36,300

Cost borne by City Utility Dept.: 47,700  
(Sanitation Depreciation Fund from Sewer Service Charge)

Lateral cost borne by property  
owners: 50,250

Utility Service Assessment Program grants available to low-moderate income residents (made available through a grant administered by the Redevelopment Department, from the U.S. Department of Housing & Urban Development) \$90,000

Resurfacing cost borne by City  
Public Works Department: 38,000  
(Motor Vehicle Highway Fund)

### PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Required sewer services have been engineered and bids received. Installation of the sewers will take place before the end of 1983, after which individual property owners will have the responsibility to install individual laterals. The laterals must be installed and all properties connected to sewer service within three years per Ordinance 80-26 of the Bloomington Municipal Code titled Wastewater, incorporated herein as Exhibit V. Within three years of the date of annexation, the sewer installation will be completed by the resurfacing of all the streets in the area with 1½ inches of asphalt to cover the patches over each line and lateral.

#### B. Street and Road Construction

The streets surrounding Edgemont Park are Henderson, Hillside and Woodlawn. Henderson and Hillside are secondary arterial streets. Woodlawn is a secondary collector. Henderson, Woodlawn, and a portion of Hillside are presently within the City's corporate boundaries. The section of Hillside currently outside of the City's corporate limits is maintained by the City in the same manner as the section of Hillside within the City's corporate limits, therefore, all three abutting thoroughfare streets are fully maintained and serviced by the City of Bloomington. Thus, Edgemont Park is fully served by a pattern of existing city thoroughfares and will not result in any additional costs for the maintenance of Henderson, Hillside or Woodlawn.

The City's Master Thoroughfare Plan, previously attached as Exhibit G, provides that the purpose of a secondary arterial is to provide for intra city mobility and linkage to principal arterials, with land access being a higher priority than principal arterials, but mobility most important. The Plan provides that the purpose of a secondary collector is to gather traffic from within neighborhood for distribution to the arterial system, with land access being a slightly higher priority than mobility.

A field rating of streets located in Edgemont Park and the three comparison areas was conducted by Planners Jesse Zurschmeide and Christopher Spiek under the supervision of City Engineer Jeffrey Fanyo. A second check was conducted by Fanyo and Public Works Coordinator John Freeman in Edgemont and Areas A, B, and C. The field checks were conducted through the use of the Asphalt Institute Pavement Rating System for Low-volume Asphalt Roads. A copy of the rating system and the actual street ratings is attached, and incorporated herein as Exhibit W.

The field rating indicated that the street conditions in Edgemont Park range from a rating of 57.7 to 77 (see rating system for explanation of Rating Scale). It was determined from this that 720 lineal feet of 12' lane need immediate repair in this area. This is discussed in detail under the Street and Road Maintenance section of the non-capital services portion of this report. After this 720 feet is repaired the roads will be in similar condition to those in the comparison areas, and will have ratings ranging from 81 to 90 under the above referenced rating system.

A field check in A, indicated street conditions ranging from 67 to 80.

A field check in B, indicated street conditions ranging from 54 to 80.

A field check in C, indicated street conditions ranging from 60 to 80.

This rating indicates that the roads in Edgemont Park, after repair to the 720 feet previously mentioned, will be in comparable condition to the streets in Areas A, B, and C, and that street and road service in Edgemont Park will be provided in the same manner as those services are provided to Areas A, B, and C. For this reason, new street and road construction is not planned for Edgemont Park.

#### SUMMARY OF STREET AND ROAD CONSTRUCTION

COST ESTIMATE OF SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: 720 lineal feet of lane, 12' in width, will be resurfaced with asphalt paver patch immediately upon annexation.

Cost and scope of this repair is detailed in the Street and Road Maintenance

section of the Fiscal Plan. This will result in a quality of street in the Edgemont area similar to the quality of the streets in Areas A, B, and C.

Because street and road construction services will be provided in the same manner that those services are provided to Areas A, B, and C, no new street and road construction is proposed.

### C. Water Distribution

All but two of the residential or commercial structures in Edgemont Park presently are city water customers. A copy of a map, indicating which structures presently do not receive city water is attached as Exhibit H.

Water mains are already available to both of these structures. The house at 1218 South Stull is vacant and has service, which is not currently connected. Service to that property will be re-initiated upon application by the installation of a meter. Service from main to meter and from meter to house are in place. The owner will be charged \$8.50. The house at 1322 South Woodlawn is not occupied and is currently undergoing rehabilitation. The owner has applied for service, which will be provided as follows: Either the owner or the utility, at owner's option, will install the service from the water main in the street to the meter on the property at an estimated cost of \$200. If the utility makes this installation, the cost is billed to the property owner. The installation includes the service line, filling of the trench, and restoration of roadway pavement to equal or better than existing conditions; an additional \$250 fee is billed by the utility to the property owner to cover the cost and installation of the meter by the utility; installation of the private line from the meter to the structure is the responsibility of the owner, at an estimated cost of \$400. The connections will be made in accordance with the City of Bloomington specifications and engineering standards. A copy of the Uniform Plumbing Code which establishes the standards is attached as Exhibit L. The existing water mains are ductile iron pipe or galvanized pipe and the service connection will be of 3/4" or 1" copper pipe.

Comparable Areas A, B, and C receive water distribution service. Maps showing the location of lines in Areas A, B, and C are incorporated herein, and attached as Exhibits X and Y. As shown on Exhibit Z, attached hereto, the water lines are in place already in the Edgemont area, so that service is available in the same manner that service is available to Comparable Areas A, B, and C.

## SUMMARY OF WATER FACILITIES

COST ESTIMATE OF PLANNED SERVICE: \$858.50

METHOD OF FINANCING: Property owner's responsibility

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Water lines are available already to both of the unserved structures. All other structures are served. The vacant house located at 1218 South Stull is presently served. Service will be re-initiated upon petition by installation of a meter. The owner of the vacant house at 1322 South Woodlawn has petitioned for service, which will be provided by installation by the City of a service line from the existing main in the street and a new meter on the property; a line from the meter to the house will be provided by the owner. Thus, water mains are already present in the same manner as provided to Areas A, B, and C. Upon petition of the owner of the house at 1218 S. Stull and completion of the service at 1322 S. Woodlawn, service will be provided to everyone in the Edgemont annexation area in the same manner as provided to the residents of Areas A, B, and C.

### D. Storm Water Drainage Facilities

In 1978, the City conducted a storm water drainage study, known as "Storm Drainage Study - Bryan Park and Miller Drive Area". A copy of that study is incorporated herein, and attached as Exhibit AA. The study found that the Edgemont Park Area lies within the south central sector of the Bryan Park Drainage Area. Storm water runoff drains overland and by means of natural swales and streets into the Bryan Park drainage system. The Bryan Park drainage system drains into Clear Creek.

A current inventory of conditions by the City Engineering Department corroborates the study's finding that drainage conditions in the Edgemont Area are satisfactory and that no capital improvements are needed to provide service in the same manner that service is provided to Areas A, B, and C. These Areas also rely upon surface drainage, although the improved ditch along Davis Street bisects Area A & B. That facility exists to carry drainage from a major watershed through Area A rather than to serve abutting properties in Area A.

Response to complaints and correction of problems will be provided in the same manner that service is provided to Areas A, B, and C, which have methods of handling surface drainage, i.e., roadside swales and culverts, similar to those in the Edgemont area. This experience in Areas A, B, and C provides the basis for estimation of the complaint demands to be expected in Edgemont. The records maintained by the City Engineering Department indicate that during the 12-month period, August 1, 1982 to July 31, 1982, the following complaints were received:

Area A	7-28-82	Blocked swale and culvert
Area B	2-1-82	Blocked swale and culvert
	7-28-82	Blocked swale and culvert
Area C	No complaints	

Like any drainage system, a system of swales and culverts will become clogged with debris and silt and require regrading and/or flushing. Response to such a complaint requires an average of 1½ hours of Engineering Department staff time and an average of two trips to the site. After the problem has been reviewed and a correction has been designed, the Street Department performs the required corrections. The small additional service demands expected from the Edgemont area based upon the analysis above, one to two per year, will be performed using existing personnel and equipment. There will be additional costs in gasoline for the trips to the site and the machinery. Since Edgemont Park is only one mile from the Municipal Building and approximately ½-mile from the City Service Center, a maximum of 10 miles per complaint and correction would be driven. The vehicles used average 15 miles per gallon; therefore using .67 gallons of fuel at approximately \$1.30 per gallon creates an expense of \$.87. The cleaning equipment uses from 5 to 10 gallons per hour and an average job takes from 2 to 4 hours to complete. Using the higher end of the figures just given, 10 gallons/hourly x 4 hours x \$1.30/gallon = \$52.00 + \$.87 for a total of \$52.87, cost per complaint. Assuming a maximum of two complaints per year in the Edgemont annexation area, the total annual cost for drainage-related complaints would be \$105.74.

#### SUMMARY OF STORM WATER DRAINAGE FACILITIES

COST ESTIMATE FOR PROVISION OF SERVICES: \$105.74

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Storm water drainage facilities in Edgemont Park are adequate, and are being provided in the same manner that those services are provided to Areas A, B, and C. Therefore, there are no plans for further construction of drainage facilities in Edgemont Park at this time. Immediately upon annexation, the City Engineering Department will respond to inquiries or complaints about drainage, and will commence drainage-related maintenance as may be required within the public rights-of-way as a result of erosion or siltation.

#### E. Street Lights

The Board of Public Works of the City of Bloomington is responsible for the installation of street lights. Street lights are installed consistent with the requirements set forth in I.C. Section 36-9-9-1, et seq.

The local streets within the Edgemont Park area presently do not have street lights.

In comparison, the local streets in A, B, and C also do not have street lights. The City's Master Thoroughfare Plan, previously incorporated herein as Exhibit G, states that the purpose of a "local street" is to provide the most direct access to abutting land, and that local streets are not intended to accommodate through service, afford the lowest level of mobility, and provide linkage between developments at less than the collector level of service. Street lights exist on the abutting arterial and collector streets surrounding Edgemont Park, similarly, street lights are in place on the abutting arterial and collector streets in three comparison areas. The streets in the Edgemont Park area with street lights and the street classification from the Master Thoroughfare Plan are as follows: Hillside Drive which is classified as a Secondary Arterial. Woodlawn Avenue which is classified as a Secondary Collector. Henderson Street which is classified as a Secondary Arterial.

The streets abutting comparison Area A with street lights and their classification are as follows: Henderson Street which is classified as a Secondary Arterial. Lincoln Street which is classified as a Principal Collector. The purpose of a Principal Collector according to the Master Thoroughfare Plan attached as Exhibit G, is to distribute arterial traffic to neighborhood boundaries and from one neighborhood to another, with land access and mobility evenly balanced.

The streets abutting comparison Area B with street lights and their classification are as follows: Henderson Street which is classified as a Secondary Arterial; Grimes Street which is classified as a Principal Collector; Hillside Drive which is classified as a Secondary Arterial; Lincoln Street which is classified as a Principal Collector. According to the Master Thoroughfare Plan, the purpose of a Principal Collector is to provide for highest traffic mobility serving heaviest traffic volumes, accommodates a high percentage of through trips, limited access with intersections only at other major streets, land access lowest priority.

The streets abutting Comparison Area C with street lights and their classification are as follows: Third Street which is classified as a Principal Arterial; and Union Street which is classified as a Principal Collector.

It is therefore determined that street lighting is provided to Edgemont Park in the same manner that it is provided to A, B, and C, because local streets neither need nor have street lights in the annexation area and in Areas A, B, and C. All streets included in the annexation Area, with the exception of Hillside Avenue, are

classified as local streets. Hillside Avenue is classified as a Secondary Arterial. The 1800 feet of Hillside Avenue included in the annexation is already served with street lights, to the same manner that service to non-local streets in Areas A, B, and C is provided.

Therefore, further installation of street lights is not planned at this time.

#### SUMMARY OF STREET LIGHTS

COST ESTIMATE FOR PLANNED SERVICE TO BE FURNISHED: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: The streets surrounding Edgemont Park (Woodlawn, Hillside, and Henderson) presently have street lights in place. Similarly, the streets surrounding A, B, and C have street lights in place. The local streets in Edgemont Park, like the local streets in Areas A, B, and C do not have street lights. Therefore, further extension of service to Edgemont Park is not planned at this time, because street lights are provided in Edgemont Park in the same manner that street lights are provided to Areas A, B, and C.

#### F. Sidewalks

Initially, it should be noted that in general, sidewalks are not the responsibility of the City.

Sidewalks are presently in place on Woodlawn, Henderson, and Hillside, surrounding Edgemont Park. In addition, sidewalks are in place on Park Street from Wilson to Hillside, adjacent to Templeton School. This is typical of older residential areas of the incorporated City, and is the case in Areas A, B, and C. Local streets in Areas A, B, and C, do not have sidewalks.

The streets in Comparison Area A have sidewalks on Henderson and Lincoln, Secondary Arterial and Principal Collector, Secondary Arterial, Principal Collector, and Secondary Arterial, respectively.

The streets in Comparison Area B have sidewalks on Grimes, Henderson, Lincoln and Hillside, Principal Collector, Secondary Arterial, Principal Collector, and Secondary Arterial, respectively.

The streets in Comparison Area C have sidewalks on Third and Union, Principal Arterial and Principal Collector, respectively. Principal Collector, Principal Arterial, Secondary Collector, and Secondary Arterial have been defined in previous sections.

Sidewalks are thus being provided for non-local classified streets in the annexation



area in the same manner as in Area A, B, and C. Because sidewalks are being provided to Edgemont Park to the same manner that they are provided in Areas A, B, and C, further construction of sidewalks in Edgemont Park is not proposed.

#### SUMMARY OF SIDEWALKS

COST ESTIMATE OF SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Because sidewalks are provided in the same manner as in Comparison Areas A, B, and C, no new sidewalk construction is planned in the Edgemont Park Area at this time.

#### G. Parks and Recreation

The City of Bloomington's Bryan Park forms the northern boundary of the Edgemont Park Area. Bryan Park offers the full range of park services offered by the City including public swimming, playgrounds, open play areas, picnicking, tennis courts, and sports fields. These facilities are currently available to the residents of the proposed annexation area; there is no city residency requirement for use of the parks facilities programs.

No part of the Edgemont Park Area is located further away than 1300 feet from Bryan Park. In comparison, no part of Area A is more than 1200 feet from Bryan Park, the closest park; and no part of Area B is more than 1800 feet from Bryan Park, the closest park; and no part of Area C is more than 5200 feet from Park Ridge West Park, the closest park.

The City's Parks and Recreation Department offers a wide variety of organized activities, including, but not limited to passive recreation, recreational sports, competitive sports, sports instruction, holiday/seasonal celebrations, special events, seasonal playground programs, community programs, fitness training, and Older American programs. These activities are open to residents of unincorporated areas currently, so there will be no new service requirements as a result of annexation. Because Edgemont Park residents are within easy access to Bryan Park and other Parks and Recreation activities, and because this availability is provided in the same manner, and is equivalent in standard and scope to those services provided to Areas A, B, and C, expansion of Parks and Recreation facilities and services is not proposed.

## SUMMARY OF PARKS & RECREATION

COST ESTIMATE FOR PROVISION OF SERVICE TO EDMONT PARK: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: The residents of Edgemont Park are within easy access to Bryan Park, and other Parks and Recreation facilities and activities. For this reason, extension of services is not anticipated at this time.

### H. Police

Immediately upon annexation, police services will be extended to Edgemont Park in the same standard and scope provided to other residential areas in the city, including Comparable Areas A, B, and C.

The City is divided into four districts, each of which has officers assigned to answer calls for service within the district. Calls from the Edgemont Area will be handled by the officers assigned to the southeast district. No additional officers will be needed to respond to the 49 calls per year anticipated from the area.

The Police Department estimates that the uniformed officer's eight-hour shift is divided as follows:

#### ACCIDENT UNIT

5% (24 mins.)--equipment maintenance  
5% (24 mins.)--paperwork  
5% (24 mins.)--writing traffic tickets  
40% (192 mins.)--accident investigations  
45% (216 mins.)--pro-active patrol

#### PATROL UNIT

5% (24 mins.)--equipment maintenance  
7% (33.6 mins.)--paperwork  
10% (48 mins.)--accident investigations  
25% (120 mins.)--criminal investigations  
15% (72 mins.)--traffic enforcement  
38% (182.4 mins.)--pro-active patrol

The purpose of pro-active patrol is multiple. The primary purpose of patrol is to prevent crime. The detection and apprehension of offenders, of course, is obviously closely related to the crime prevention function of patrol. To be effective, patrol is random. To patrol on a set schedule would result in an officer's movements becoming predictable and his effectiveness destroyed.

Safe movement of vehicular and pedestrian traffic is a function of patrol by enforcing traffic and parking laws.

The general well-being of the community is enhanced by officers on patrol reporting

traffic hazards such as traffic control devices out of service or icy road conditions; the location of water or power outages; reporting of fires; rendering of aid to the injured; and directing the services of other agencies to citizens in need of them such as the welfare department, ambulance or other departments within the city. While engaged in pro-active patrol, officers are available for immediate dispatch to a call for service. Thus, pro-active patrol represents time available for the additional service demands of this annexation.

The service demands expected from the area have been estimated by review of calls from Comparable Areas A, B, and C. During 1981, Area A, with 342 people, generated 60 calls, or .17 calls per person; Area B, with 234 people, generated 57 calls, or .24 calls per person; Area C, with 295 people, generated 102 calls, or .34 calls per person.

The annexation area has a population of 198. Using the average of the three comparable areas call rates, .25 calls per person, Edgemont is anticipated to produce 49 calls per year (.25 x 198 people), at a level of service of the same standard and scope provided to Areas A, B, and C.

A review of County Police records for the area to be annexed shows that County Police responded to a total of 11 calls from that area during 1981. This low figure confirms that the estimates of City service demands are sufficient. Service to the annexation area will be provided to the same scope and standard as that provided to all other City areas, including Comparable Areas A, B, and C. This includes activities as listed above of both the Accident Unit and the Patrol Unit. The same level of service will be provided; routes and frequency of patrol are varied, as explained above to avoid predictability and therefore cannot be mapped for this report.

Using 1982 budget amounts, costs that will increase due to annexation are the following:

repairs, equipment	\$ 50,000
gasoline & oil	125,000
tires	2,627
other garage & motor supplies	7,000
other equipment	<u>17,000</u>
Total	\$201,627

23,402 Total calls for 1981  
\$8.62 Average cost per call

Thus, the 49 calls anticipated will incur an operating cost of \$422.38. The Police Department estimates that each call uses from 10 to 30 minutes of an officers time. Using the 30 minutes to maximize possible costs, the 49 calls would use 24.5 hours.

These time demands will be met using the existing staff. The foregoing time analysis indicates ample time available under pro-active patrol to accommodate the additional service demands.

#### SUMMARY OF POLICE SERVICE

COST ESTIMATE OF PLANNED SERVICES TO BE FURNISHED: \$422

METHOD OF FINANCING: General Fund

PLAN FOR PROVISION OF SERVICES: Routine police service will be provided using personnel assigned to the department's southeast district immediately upon annexation. Response to calls, traffic-related activities, investigation, pro-active patrol and all other services will be provided to the same standard and scope provided to Comparable Areas A, B, and C.

#### I. Fire Protection

Immediately upon annexation, the City Fire Department will commence first call response to the annexation area, providing service to the same standard and scope as to all comparable areas within the City, including Areas A, B, and C. Manpower for the responses to the Edgemont Area Addition will be provided from two (2) stations. Headquarters station will send one pumper with five firefighters and will have a second pumper enroute from our Number 4 Station with an additional four to five firefighters. If one of these stations is busy, our Number 3 Station will then respond with four firefighters.

Response time to the area is 2 minutes from Headquarters and 2½ minutes from Station Number 4. Response times to the Comparable Areas A, B, and C from the nearest station to each are 2 minutes, 3 minutes, and 1 minute, respectively.

Service requirements for the Edgemont Area are estimated on the basis of runs that were made during the past year to the three comparison areas. For example, Area A experienced 5 runs, or .015 per person; Area B experienced 2 runs, or .008 per person; and Area C experienced no runs. The Perry Township Fire Department responded to one call in the annexation Area during the twelve month period of July 1981 to July 1982, according to information supplied by township fire chief Jimmy Wellman. Using a factor of .01 calls per person, above the average of the three comparable area and township experience, 2.2 runs per year can be expected for the 198 person Edgemont Park Area (.01 x 198). The Fire Department has estimated the operational cost per run using the 1982 operating budget of \$27,450 for gasoline, oil, tires and repair parts. The operating budget was divided by the total number of runs for 1981, 771 runs, for an average cost of \$35.60 per run.

Three runs to Edgemont would cost \$106.80. Headquarters station experienced 345 total calls in 1981, and Station Number 4 experienced 275 total calls, for a daily average of less than one per day for each. Thus, there is ample time available at both stations to respond to the two to three calls per year anticipated from the Edgemont area using currently available manpower and equipment resources.

Staff is already on payroll with time available for the service to Edgemont.

Thus, service will be provided using existing resources in a manner consistent in frequency and response time, and equivalent in a standard and scope to the service provided to Comparable Areas A, B, and C.

#### SUMMARY OF FIRE PROTECTION

COST ESTIMATE OF SERVICE: \$106.80

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Immediately upon annexation, full fire protection service on a first call basis will be provided to the area from Headquarters and Number 4 Stations. Backup response will be provided by Station 3.

## J. STREET AND ROAD MAINTENANCE

Immediately upon annexation, the City will commence maintenance of the streets, including repair, routine maintenance, sweeping, leaf collection & snow/ice removal. The annexation of roadway that will be maintained by the City of Bloomington will result in the need for increased expenditures for materials, such as asphalt, stone, sand and salt, in order to maintain this roadway, and increased use of manpower. A fieldcheck of roadway within Edgemont Park was conducted by Planners Jesse Zurschmeide and Christopher Spiek under the supervision of City Engineer Jeffrey Fanyo, utilizing "A Paving Rating System for Low Volume Asphalt Roads," developed and published by The Asphalt Institute, previously incorporated herein as Exhibit W. The initial rating by Zurschmeide and Spiek was reviewed in the field by Fanyo and Public Works Coordinator John Freeman. The overall street condition was found to be comparable to streets in comparison Areas A, B, and C with the exception of approximately 720 feet of 12 ft. wide land. The 720 linear feet will be patched with Bituminous Paver Patch within one year of annexation. The location of the 720 linear feet to be patched is indicated on a map, attached and incorporated herein as Exhibit BB.

The immediate street repair for the 720 linear feet will cost approximately \$1531.20. This figure was computed as follows:

- 1)  $720 \text{ feet} \times 12 \text{ feet width} \div 9 \frac{\text{ft}}{\text{sys}} \times \frac{110\#/\text{sys}}{2000 \# \text{ ton}} = 52.8 \text{ tons}$
- 2)  $52.8 \text{ tons} \times \$29.00/\text{ton for asphalt} = \$1531.20$

In addition to the initial patching already discussed, an additional \$2095 per year plus a 10% inflation factor will be incurred for the general maintenance of streets and roads in Edgemont Park. This figure was determined by J.C. Floyd, Street Commissioner, based on comparison with costs incurred in comparable areas. Mr. Floyd estimated the time and material demands for each of the following services:

- 1) Street patching - routine/emergency.
- 2) Street sweeping.
- 3) Leaf collection.
- 4) Snow/ice removal - includes plowing and sand/salt.

Cost is an estimate based on comparison areas:

- 1) Street patching / repair after resurface:

Est. six (6) hours p/yr - one (1) dump truck w/driver \$25.00 p/hr = \$150.00  
Two (2) Laborers @ \$5.66 p/hr - \$11.32 x 6 = \$67.92. Three (3) tons asphalt @ \$29.00 = \$87.00

1.                   \$150.00  
                       67.92  
                       87.00

1st Year Cost: \$304.92

2. Street Sweeping/two p/yr:

Est. four (4) hours p/yr - two (2) sweepers w/operators @ \$30.00 =  
 \$120.00 x 2 = \$240.00

1st Year Cost \$240.00

3. Leaf Collection/one (1) p/yr:

Est. four (4) hours/two (2) leafers w/operator @25.00 p/hr = \$50.00 x 4 =  
 \$200.00. Four (4) Laborers @ \$5.56 x 4 = \$22.64 x 4 =

\$200.00  
           90.56

1st Year Cost \$290.56

4. Snow/ice Removal (est. avg. 7 per year):

Est. three (3) hours p/snow @ 60.00 p/hr x 3 = \$180.00 x 7 = \$1,260--  
 includes sand/salt.

1st Year Cost: \$1,260.00  
 Total                   2,095.48

These cost estimates are based on actual equipment operating costs, labor cost include the pay increase for 1983. This additional area can be served for sweeping, leaf collection and snow/ice removal without additional personnel or equipment, but will extend completion time for area 8 (snow/ice removal) and area 2 (leaf collection).

All of the above listed services are estimated on the basis of Mr. Floyd's estimates of the requirements for streets of the configuration and condition of those in the Edgemont annexation Area, including comparable Areas A, B, & C. Street patching is provided on an as needed basis, with field inspection to determine need. Edgemont, and Areas A, B, and C, will receive patching as needed.

Street sweeping is routinely performed at least twice a year on local residential streets. Edgemont and Areas A,B, & C will each receive full sweeping at least twice per year.

Leaf pickup is routinely performed once a year. Edgemont and Areas A,B, & C will each receive leaf pickup at least once per year.

Snow and ice removal is provided as required due to weather conditions. Service will be provided to the local streets in the Edgemont Annexation to the same standard and scope as provided to local streets in Areas A, B, & C. Edgemont

will be incorporated in plowing, sanding, and salting runs so as to receive the same frequency of service as Areas A, B, & C.

All of the foregoing estimates are for street and road maintenance service equivalent in standard and scope to the service provided to all local streets including those in Areas A, B, and C. The services will be commenced immediately upon annexation.

#### SUMMARY OF STREET AND ROAD MAINTENANCE

##### COST ESTIMATE OF PLANNED SERVICES TO BE FURNISHED:

\$1531.00 - immediate street and road repair

\$2095.00 - general street and road maintenance, annual cost

\$4101.00 TOTAL

##### METHOD OF FINANCING:

\$4101.00 from Motor Vehicle Highway Fund

##### PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

- 1) Street repair of 720 linear feet, 12 feet wide, done with bituminous paver patch will be completed within 1 year.
- 2) Regular maintenance of streets and roads will be commenced immediately upon annexation on an as needed basis, due to factors such as weather, deterioration of streets, and public safety, including patching, sweeping, leaf collection, and snow and ice removal (plowing, sand, and salt).

#### K. REFUSE COLLECTION

Immediately upon annexation, the City will commence weekly curbside refuse collection to the annexation area to the same standard and scope of service provided to all comparable areas within the city, including comparable Areas A, B, & C.

The Sanitation Department reports that the Area to be annexed will require no new equipment or personnel. Service will be incorporated into an existing collection route.

Additional costs incurred resulting from the annexation of the Edgemont Area will be attributed to equipment operating costs and landfill fees. No additional labor costs will be incurred.

As stated, service to the annexation area will be incorporated into an existing route being served by truck #938 on Tuesdays. This route presently encompasses the area bounded by Walnut Street, Henderson Street, First Street, and Vermilya



Avenue. Currently this truck completes its service route on Tuesdays in 5½ hours. Field simulation of the addition of the annexation area required 70 minutes for a total service route time of 6 hours 40 minutes. Sanitation personnel are paid on a basis of an eight hour day, so the inclusion of the Edgemont area into truck #938 route will not result in any additional labor costs. The proposed route plan for Edgemont Park is illustrated on the map attached and incorporated herein as Exhibit CC.

Equipment operating costs for the Edgemont annexation area is calculated by dividing the Sanitation Department's operating budget, minus personnel costs (\$146,230) and landfill fees (\$50,000) by the total number of households served by the Sanitation Department.

Total budget (\$323,709) - Personnel Costs (\$177,479) - Landfill fees (\$50,000) = \$96,230 operating budget.

$\$96,230 \div \$13,730$  (# of households served) = \$7.00 per household served for equipment operating costs.

John Freeman, Public Works Coordinator, estimated the number of households served by using the 1980 census figure for total number of households in the incorporated City (17,703) minus the number of dwelling units in the apartment complexes not being served by the Sanitation Department (3973) for a figure of 13,730 households served. A list of the apartment complexes is attached and incorporated herein as Exhibit DD.

The annexation area has 103 households according to the 1980 census.

$103 \text{ households} \times \$7.00 = \$721$  in additional operating costs.

Averaging the first six months of 1982 over twelve months indicate that approximately 9,410 tons of refuse will be collected this year at a landfill fee of \$7.00 per ton. Dividing that figure by the number of households served results in a cost per household for landfill fees of \$4.76.

$9410 \text{ tons} \div 13,703 \text{ households served} = .68 \text{ tons per household} \times \$7.00 \text{ per ton} =$   
\$4.76 cost per household

In addition there is a charge of \$1.00 per vehicle per trip to the landfill. John Freeman estimates that there will be 1040 trips to the landfill per year. Dividing that by the 13,730 households served yields a fee of \$.07 per household per

vehicle landfill entrance fees.

1040 trips to landfill ÷ 13730 housing units served = .07 per housing unit for vehicle landfill entrance fees.

Adding this to the \$4.76 fee per household for landfill fees yield a total charge of \$4.83 per housing unit for Sanitation services.

103 x \$4.83 = \$497.49 additional costs for landfill fees. \$721 additional operating costs + \$479.49 additional landfill fees = \$1218.49 total cost of providing service. Comparison: Areas A, B, and C all presently receive once-weekly curbside trash pickup service. Service to the annexation area will provide trash pickup on the same basis (once-weekly curbside pickup) as is presently being provided to the comparison Areas A, B, & C.

#### SUMMARY OF REFUSE COLLECTION

COST ESTIMATE OF SERVICE: \$1218.49

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Immediately upon annexation, the area will receive weekly curbside pickup as part of the Truck #938 Tuesday run. Service will be provided in a manner equivalent in standard and scope to the same weekly, curbside service provided to all comparable city areas including Areas A, B, and C.

#### L. STREET SIGNS

All signs in the Edgemont annexation area will be replaced because of condition or size inconsistent with current standards. The following signs, with cost, will be installed within one year of annexation;

8 - 30" stop signs @ \$32.95:	\$263.60
5 - street markers @ 40.00:	200.00
3 - dead end signs @ 35.00:	105.00
4 - 24" x 30" speed limit signs @ 28.00:	112.00
15 - 13' - 3# post @ 21.32:	<u>319.80</u>
TOTAL:	\$1,000.40

Locations of these proposed signs are shown on a map incorporated herein, and attached as Exhibit EE. The signs will be installed using existing personnel and equipment; no new labor costs will be incurred because the work will be scheduled into on-going operations, deferring other activities as necessary to accommodate this installation. The department will schedule these installations within a year of annexation.

This will result in signage in the Edgemont area of the same standard and scope as provided to Comparable Areas A, B, and C. The entire city is being re-signed

under the federally-funded "Traffic Sign Modernization Program". The signage proposed for Edgemont is consistent with the signage being installed under that program. Comparable Areas A, B, and C are serviced under the program, so that Edgemont and Areas A, B, and C will be served to the same standard and scope.

#### SUMMARY OF STREET SIGNS

COST OF ESTIMATE OF PLANNED SERVICES TO BE FURNISHED: \$1,000.40

METHOD OF FINANCING: Motor Vehicle Highway Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Within one year of annexation, the City will install the signs listed above in the locations shown on Exhibit EE. Upon completion, the Edgemont annexation Area will be served with street signs to the same scope and standard of service as Areas A, B, and C.

#### M. ENGINEERING/HOUSING CODE INSPECTION

Owners/agents of rental properties within the City's corporate limits are required to register their properties with City's Housing Code Enforcement Office. These properties are then scheduled for housing code inspections on a three-year cycle.

According to the 1980 Census data, there are 40 rental properties in the Edgemont annexation Area. When these 40 units are registered, it will bring the total registered rental units in the city to 9,680. Immediately upon annexation, the 40 rental units in Edgemont Park will be absorbed into the existing three-year inspection cycle with inspections commencing in 1983.

The following is an estimate of the cost of conducting housing code inspections of rental units in the City:

	1982	1983	1984*(*assumes 5% growth)
Office and Supplies	\$6,304	\$7,230	\$7,592 = \$21,126

\$21,126 3-yr budget ÷ 9,680 rental units = \$2.18 inspection cost per unit

Because inspections are scheduled on a three-year cycle, known budget figures for 1982 and 1983 and a projected figure for 1984 are presented to arrive at a realistic estimate of the cost per rental unit inspection. Salary expenses have been excluded from the above cost analysis because all necessary inspections are automatically absorbed into the existing three-year schedule and additional 40 inspections over a three-year period will not impose undue hardship on the present staff resources. Office and Supplies includes office supplies, telephone,

postage, printing, garage and motor, repairs and travel. Inspectors use their personal automobiles and are paid mileage from the travel budget. The additional 40 inspections which will be necessary as a result of the Edgemont annexation will cost approximately \$87.20 (40 rental units x \$2.18 cost per inspection) over a three-year period.

#### SUMMARY OF HOUSING CODE INSPECTIONS

COST OF ESTIMATE OF SERVICE: \$87.20

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Immediately upon annexation, the 40 rental units in Edgemont Park will be registered and incorporated into the existing three-year cycle of inspections. Rental properties will be inspected to the same standard and scope as those performed in Comparison Areas A, B, and C. The housing code inspections will be performed with existing staff and operating resources.

#### N. ANIMAL SHELTER/ANIMAL CONTROL

Services at the Animal Shelter are presently provided on a county-wide basis; therefore annexation of Edgemont Park will not create an additional service demand, so no additional costs will be incurred by the animal shelter.

Animal Control services are only provided within the corporate limits at the present time. Immediately upon annexation, the following animal control services will be provided to Edgemont Park:

- Three full time animal control officers will provide animal control services to the Edgemont annexation Area 8 AM to 11 PM Monday through Friday and from 8 AM to 5 PM on Saturday.
- 24-hour emergency service will be available at all other times. Officers will be called out for such emergencies as animal bite incidents, injured animals, and police assistance calls.
- The area will be patrolled on a regular basis at least two times weekly.

The above services are the same as those provided to Comparison Areas A, B, and C. The 1981 experience in these areas provides the basis for the following estimation of animal control service provision to Edgemont Park.

#### SERVICE CONTACTS

#### COMPARISON AREA

	<u>A</u>	<u>B</u>	<u>C</u>
Impoundment	13	17	5
Tickets (Ordinance violation)	13	13	5
Dead on Arrival Pickups	6	5	3
Verbal Contacts (warnings)	5	4	2
Complaints investigated	1	2	1
Bite Cases	0	1	0

SERVICE CONTACTS

	<u>COMPARISON AREA</u>		
	<u>A</u>	<u>B</u>	<u>C</u>
Licenses	<u>20</u>	<u>18</u>	<u>14</u>
	58	60	30
Area Population	342	234	294
Average Calls Per Person	.17	.26	.10

The average of the three areas' calls per person is .18.

Operating expenses for the animal control program totals \$8,169 in the 1982 budget. These expenses include office supplies, printing, gasoline, maintenance and repair parts and service, uniforms, postage, telephone and a pager.

The Animal Control Department will not need to hire another Animal Control Officer in order to service the Edgemont Park area upon annexation.

Of the time that the officers spend on the road, approximately one half of that time is spent on routine patrol, the other half is spent answering specific calls. During a routine patrol, a neighborhood is selected (i.e., Sherwood Oaks, Green Acres, etc.) and each street is patrolled looking for any violations of the Animal Control Ordinances.

With the current staff and equipment, no additional personnel will be needed to incorporate Edgemont Park into our activities.

Thus, the only salary expense which might be affected by the annexation of Edgemont Park is overtime salary for animal control officers called out for emergencies services. In 1981, the experience in Comparison Areas A, B, and C regarding emergency call-outs was as follows:

	<u>COMPARISON AREA</u>		
	<u>A</u>	<u>B</u>	<u>C</u>
Emergency Call-outs	<u>1</u>	<u>1</u>	<u>2</u>

Based on the above experience, the Edgemont Park area is expected to produce a maximum of two requests for emergency services. Animal control officers are paid time and one-half for emergency call-outs. At the present rate of pay, this amounts to \$8.52 (\$5.68 hourly rate x 1.5). Emergency call-outs require a minimum of two hours pay at time and one-half, per union contract. This creates a salary expense of \$17.04. Assuming a maximum of two emergency call-outs annually from Edgemont Park, the total annual overtime salary expense of \$34.08.

Total costs for provision of animal control services to the Edgemont Park annexation area are estimated as follows:

\$8169 total 1982 operating budget ÷ 3644 calls for service in 1981 =  
\$2.24 average cost per call x 35.6 calls generated in Edgemont Park  
(Edgemont Park Population = 198 x .18 calls per person) = \$79.74 +  
\$34.08 overtime salary expense = \$113.82 total cost for provision of  
animal control services to Edgemont Park annexation area.

#### SUMMARY OF ANIMAL CONTROL

COST ESTIMATE OF SERVICE: \$113.82

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Immediately upon annexation, animal control services will be extended to the Edgemont Park Area to a standard and scope equivalent to those provided to comparable areas of the city, including Areas A, B, and C.

Animal control services will be provided using existing manpower and operating resources.

## O. REDEVELOPMENT DEPARTMENT SERVICES

The Department of Redevelopment administers programs for the implementation of Community Development Block Grants available to the City through the Department of Housing and Urban Development. The annual grant amount is determined by the Federal Government and may be disbursed at the City's discretion among various eligible activities.

The fiscal year 1982 the City received \$742,000 allocated for rehabilitation of housing for low-moderate income families on a city-wide basis, small scale drainage projects and site improvements in targeted low-income area, economic development activities including the Downtown Rehabilitation Incentive Program, funding of various public service programs and the Utility Service Assessment Program. Applications from eligible low-moderate income families from Edgemont Park for assistance through the rehabilitation loan and grant programs will be processed in the same manner as other eligible applicants. Funds totalling \$140,000 for rehabilitation assistance were programmed for program year 1982-83 (May 20, 1982 - May 20, 1983). One home was rehabilitated through the direct loan program year 1981-82 in Area A. No homes were rehabilitated in Area B or Area C during that period. At least one home will be rehabilitated in the Edgemont Park Area during program year 1982-83 assuring comparable level of service. The cost of this one rehabilitation is projected at \$12,245, the average of all of the rehabilitations performed in Areas A, B, and C from program year 1978-1979 to the present. It is not possible to anticipate services beyond program year 1982-83 since the programs are subject to continued receipt of federal funds through the Community Development Block Grant Program. In any event however, funding and assistance to Edgemont Area residents will be provided in a manner equivalent in standard and scope as funding and assistance is provided to Areas A, B, and C. The Utility Service Assessment program was established for the special purpose of assisting low-moderate income families in meeting the costs of sewer installation.

The Utility Service Assessment Program Rules are incorporated in this report previously as Exhibit O.

Immediately upon annexation, all services administered by the Redevelopment Department will be made available to the annexation area to the same standard and scope that they are offered to all comparable areas of the City, including Comparable Areas A, B, and C, to the extent that Edgemont residents qualify under Federal program standards, in the same manner that residents of other areas qualify.

The Redevelopment Department's Utility Service Assessment Program has been specifically designed and included in the Community Development Block Grant Program for the purpose of assisting eligible Edgemont area residents with the cost of sewer services. That program and its funding have been described fully in section A of this report, "Sanitary Sewer Service".

The amount of funds allocated to each program is fixed and is disbursed as eligible applicants utilize the funds. For this reason annexation will not result in any additional costs to these programs.

#### SUMMARY OF REDEVELOPMENT DEPARTMENT SERVICES

COST ESTIMATE OF SERVICE: \$ 12,245 average \*

METHOD OF FINANCING: Community Development Block Grants

PLAN FOR PROVISION OF SERVICES:

Immediately upon annexation, Edgemont area residents will be able to apply for any of the Community Development Block Grant Program funded services for which they may be eligible under program rules. The Utility Service Assessment Program, a program of grants and loans for sewer service costs, has been fully described in the portion of this report pertaining to sanitary sewer service.

\* Not including Utility Service Assessment Program discussed in sanitary sewer section of this Plan. The rehabilitation loan program makes available loans of up to \$27,000 while grants limited to \$7,500 by regulation. The average loan amount is indicated at \$16,244 while grants generally run between \$6,500 to \$7,500.

#### P. HUMAN RESOURCES

The City Human Resources Department administers a wide variety of programs for residents of the City and surrounding areas. Current programs and scopes of citizen eligibility are as follows:

<u>PROGRAM</u>	<u>SCOPE</u>
1. Senior Citizens Nutrition Project	Owen and Monroe Counties
2. Displaced Homeaker Project	Owen, Monroe and Lawrence Counties
3. Title XX Childcare Assistance Program	Statewide although most eligible clients must be from Monroe County
4. Childcare Food Program	Same as #3
5. Volunteer Action Center	Monroe County and Vicinity
6. Community Farmers Market	Statewide
7. Community Gardens	Open to anyone although not feasible for out of Monroe County
8. Bloomingfair	Same as #7
9. IRIS (Information, Referral & Identification Program)	Info. and referral available to anyone; info. covers Monroe County and vicinity



All Human Resources Department programs are already available to the annexation Area on the basis as they are available to other areas in the City, including comparable Areas A, B, and C. Certain programs require specific client qualifications having to do with income, age, family circumstances, etc. Access to these programs for Edgemont Area residents is determined on the same basis as access for residents of other areas, including comparable Areas A, B, and C.

Because the area is already served to standard and scope equivalent to the service offered to comparable areas and because eligible Edgemont Park residents are already permitted to participate in these programs, no new service is proposed.

#### SUMMARY OF HUMAN RESOURCES SERVICES

COST ESTIMATE OF SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

All services are organized and in place for Edgemont residents, to the same standard and scope offered to residents of comparable Areas A, B, and C. No extension of service is required or proposed.

#### Q. FIRE HYDRANTS

Fire hydrants are in place in the edgemont Annexation Area. In addition, one more fire hydrant will be installed during 1983, with an extension of the 6' water main from Park Street to the intersection of Wilson Drive and the alley east of Park. The installation will cost \$4,000.00. A map showing the locations of the existing and proposed hydrants in the Edgemont Area is attached, and incorporated herein as Exhibit FF. Fire hydrants are in place in Areas A, B, and C. Maps showing the locations of fire hydrants in Areas A, B, and C are attached, and incorporated herein as Exhibits GG, HH, and II. In establishing the adequacy of hydrant spacing, the City of Bloomington Utilities Department follows the Insurance Services Office Guidelines and the Ten State Standards. Applicable excerpts are attached, and incorporated herein as Exhibit JJ. The spacing of hydrants to provide fire protection service is a function of various factors including the type and intensity of development and fire hydrant flow. Generally, spacing varies between 350 ft. and 600 ft., depending on these factors, with the closer spacing required for industrial, commercial, and densely populated areas. The larger spacing is appropriate for the Edgemont Area, an area of single family homes at a moderate density.

Exhibit FF illustrates that the Edgemont Area, after installation of the new hydrant, would have fire hydrant spacing consistent with the above mentioned standards. Exhibits GG, HH, and II illustrate that fire hydrants in Areas A, B, and C are spaced similarly or slightly farther apart than the hydrants in the Edgemont Area. Thus, upon installation of the new hydrant, service will be provided to the Edgemont Area in the same manner as provided to Areas A, B, and C. Upon annexation, the City will assume responsibility for the payment of the hydrant rental charge to the Utility, at \$143.79 per year for each hydrant. The five hydrants in the Edgemont Annexation Area will cost \$718.95 per year.

## SUMMARY OF FIRE HYDRANTS

COST ESTIMATE OF SERVICE: \$4718.95

METHOD OF FINANCING: Hydrant Rental - General Fund  
New Hydrant - Utilities Capital Improvement Fund, 1983

### PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Existing hydrants in the Edgemont Area will be supplemented by the installation, during 1983, of an additional fire hydrant so as to provide service to the Edgemont Area in the same manner as provided to Areas A, B, and C. Annexation will result in City responsibility for hydrant rental.

### R. PLANNING & ZONING SERVICES, BUILDING PERMITS, INSPECTION & BUILDING CODE ENFORCEMENT.

All the Planning Department services, and building plan reviews, permit issuance, inspections, and code enforcement performed by the Engineering Department are currently being provided to all residents of the City of Bloomington and the City's 2-mile fringe planning and zoning jurisdiction. The Edgemont annexation area is presently included within the 2-mile fringe area. A map showing the area to which these services are being provided is attached and incorporated as Exhibit LL.

The Planning Department reviews and approves site plans of proposed new construction to insure compliance with applicable regulations. Specific proposals such as variance requests, special exceptions, conditional use, rezoning requests and public right-of-way vacations are reviewed and recommendations are forwarded to the Plan Commission, Board of Zoning Appeals and Common Council for their consideration. Additionally, the Planning Department conducts comprehensive planning and transportation studies.

The Engineering Department issues permits for building construction, plumbing and electrical installation, sign erection, and occupancy. Prior to issuing an occupancy permit, the Engineering Department conducts on-site inspections to insure conformance with previously approved plans. The Engineering Department oversees zoning and building code violation abatement. This involves an on-site inspection of the violation, consultation with citizens and possible referral to the Legal Department.

These services are already provided to the entire City and its two-mile fringe as shown on the map incorporated herein as Exhibit LL. As a portion of the unincorporated area within the municipal planning jurisdiction the Edgemont Area presently receives these services to the same standard and scope provided to all other areas of the City, including comparable Areas A, B, and C.

The Edgemont Park area is currently receiving site plan review, Plan Commission consideration, information dissemination, Board of Zoning Appeals variance consideration, permit issuance, site plan review, and on-site inspections from the Planning and Engineering Departments. The annexation of Edgemont Park will not result in increased costs to these departments.

SUMMARY OF PLANNING & ZONING SERVICES  
BUILDING PERMITS, INSPECTION, AND BUILDING CODE ENFORCEMENT

COST ESTIMATE OF PLANNED SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:

Since the Edgemont annexation area is presently within the 2-mile fringe for Planning and Zoning jurisdiction, it currently receives Planning and Zoning services, building permits, inspections, and building code enforcement services to the same standard and scope provided to all other areas of the City including comparable Areas A, B, and C.

S. ADMINISTRATIVE SERVICES

City Administration and Operations include departments which are not directly involved in the provision of the capital and noncapital services discussed previously. The City of Bloomington departments which provide administrative services to the City-at large are the Mayor's Office, Council Office, Controller's Office, Legal Department and Personnel Department.

The Mayor's Office provides an ombudsman function for the residents of Bloomington in addition to its main function as chief executive. The office also dispenses information and provides a referral service to other City departments, government agencies or private organizations.

The City Council Office is responsible for organizing City Council meetings and official record-keeping and provides a forum for City legislation.

The Controller's Office oversees the municipal budgetary system. The office also issues pet and bicycle licenses, City parking permits and itinerate merchants' licenses.

The Legal Department initiates punitive action for ordinance violations, responds to requests for legal opinions from other departments, represents the City of Bloomington in legal matters and addresses human rights/affirmative action compliance matters.

In addition, the Legal Department investigates complaints filed pursuant to the

the Human Rights Ordinance, and represent complainants upon a finding of probable cause. The Personnel Department is responsible for city job listings and board and commission vacancies.

The Edgemont Park annexation area, with a population of 198, represents only a .38% increase in the City's population of 52,314 (both 1980 census figures). The Mayor's Office, Council Office, Controller's Office, Legal Department and Personnel Department are staffed by salaried personnel, thus they will not require additional staff resources to serve any increase in demand for service through the annexation of Edgemont Park. These departments will provide whatever services are requested to the same standard and scope as are provided to comparable areas, including Areas A, B, and C, with their existing resources.

#### SUMMARY OF ADMINISTRATIVE SERVICES

COST ESTIMATE OF PLANNED SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon annexation, the City's administrative services provided by the Mayor's Office, City Council Office, Controller's Office, Legal Department and Personnel Department will be provided to Edgemont Park and its residents in the same manner and scope that these services are provided to Areas A, B, and C. Because the annexation of Edgemont Park represents only a .38% increase in the City's population, these services will be extended without hardship to these administrative offices and departments, and without increased cost.

#### T. Other City Functions

This plan outlines all City services that will be impacted by the inclusion of Edgemont Park within the City's corporate boundaries.

Because the annexation of Edgemont Park represents only a .38% increase in population the effect of inclusion of these 196 people within the City limits will have minimal effect upon services not previously mentioned, such as Municipal Building maintenance or tree limb reclamation.

Any services not specifically addressed in the report have not been omitted for lack of consideration. Rather, their absence indicates that provision of these services to Edgemont Park and/or its residents will be provided in the same manner that such services are provided to Areas A,B, and C and/or the residents of A,B, and C, without the expenditure of additional funds.

In conclusion, therefore, it must be noted that any services currently available to Areas A,B, and C and/or its residents, that are not previously discussed in this plan, will be made available in the same manner to Edgemont Park and/or its residents immediately upon annexation.

#### OTHER CITY FUNCTIONS SUMMARY

COST ESTIMATE FOR PROVISION OF SERVICES; 0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES; Immediately upon annexation, any municipal services not previously discussed will be made available to Edgemont Park residents in the same manner that these services are provided to Areas A,B, and C.

#### U. Transit

A recently established Public Transportation Corporation presently provides transit service to the Edgemont Park area. In July of 1982, the Bloomington Common Council authorized the creation of the Public Transportation Corporation, which will operate Bloomington Transit. Route #2 serves the area with two transit vehicles per hour. Route #2 Southeast provides hourly transit services between the proposed annexation area and downtown. Route #2 Southwest provides the area with hourly transit services to various educational, commercial and residential areas in the southern and eastern portions of the City.

Both vehicles operating on the #2 routes use the same routing in opposite directions. This routing touches the southern edge of the Edgemont Park area along Hillside, between Park and Woodlawn. A portion of Route #2 runs adjacent to the Edgemont annexation area along Henderson. A map showing Route #2 is attached, and incorporated herein as Exhibit MM.

No portion of Edgemont Park is greater than a 1450' walk to a bus route. Similarly, the greatest distance to a bus route in Area A is 1300'; in Area B is 1150'; and in Area C is 1050'.

In addition, Edgemont Park is served by two transit vehicles per hour. Areas A, B, and C are served by two transit vehicles per hour. Exhibit MM, referenced above, shows transit routes serving Areas A, B, and C. Currently there are no plans to alter the routes, frequency of service, or stops.

Because the transit service to Edgemont Park is provided in the same manner as that provided to Areas A, B, and C, additional service to Edgemont Park is not planned.

#### SUMMARY OF TRANSIT

COST ESTIMATE OF PLANNED SERVICE: \$0

METHOD OF FINANCING: Inapplicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: The present service of two buses per hour, on Route #2, provided to Edgemont will continue. It is of the same scope and standard in terms of frequency of service and distance to route to the service provided to Areas A, B, and C. Therefore, extension of service is not proposed.

#### HIRING PLAN

It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Director of Personnel is directed to assist these employees in obtaining new employment. However, the City will not be required to hire any of these employees.

In the event of unforeseen elimination of jobs, the Personnel Director will take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area, and to any City department having a job opportunity for which the individual is qualified. Each individual will also be referred to the Indiana State Employment Security Division.

et seq. This Plan contains cost estimates of the planned services to be furnished, method(s) of financing these services, and the plan for organization and extension of services to the Edgemont Park Area. In every instance of service, service demands have been established by actual design, as in the case of the new sanitary sewers, or by comparison with experience city-wide, as in the case of Animal Control. All costs have been objectively derived by cost estimation of the actual design, or by budgetary analysis using a unit cost concept for those budgetary items which will vary with additional population. All analyses and estimates have been fully documented and set forth in this Fiscal Plan, and have been supported by exhibits wherever appropriate. In addition, information has been provided, in order to compare the services proposed for the Edgemont Park Area with other areas within the City's corporate boundaries with similar topography, patterns of land use, and population density.

As has been discussed, the annexation of Edgemont Park is a logical extension of the City's corporate boundaries.

For the reasons more fully set forth in the body of this Fiscal Plan, it is recommended that the Edgemont Park Area be annexed by the City of Bloomington.

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